

WILDWOOD ACRES PROPERTY OWNERS ASSOCIATION

MANAGEMENT CERTIFICATE

STATE OF TEXAS §
COUNTY OF HENDERSON §

KNOWN ALL MEN BY THESE PRESENTS:

Pursuant to the provisions of Section 209.004 of the Texas Property Code, the undersigned property owner's association hereby records this Management Certificate for Wildwood Acres Property Owners Association.

1. The name of the subdivision is: Wildwood Acres.
2. The name of the Association is: Wildwood Acres Property Owners Association.
3. The recording data for the subdivision is as follows: See Exhibit "A" attached hereto.
4. The recording data for the Declaration is as follows:
 - (i) Wildwood Acres Restrictive Covenants - Amended and Restated April 1, 2019, filed of record at Instrument No. 201900014071, of the Real Property Records of Henderson County, Texas.
5. The name and mailing address of the Association: Wildwood Acres Property Owners Association, P.O. Box 43356, Seven Points, Texas 75143, Email Address: poa@wildwoodacres.org
6. The name and mailing address of the designated representatives of the Association: Wildwood Acres POA Board of Directors, P.O. Box 43356, Seven Points, Texas 75143, Email Address: poa@wildwoodacres.org
7. The website address of the Association: www.wildwoodacres.org
8. The amount and description of a fee or fees charged by the Association relating to a property transfer in the subdivision:

Resale Fee: \$100.00
- Transfer Fee: \$ 2 7 5 . 0 0
- Other fees: Dues payment late fees = \$35, Violation of short term rental policy = \$200/day
9. Other information the Association considers appropriate: Prospective purchasers are advised to independently examine the Declaration, By-Laws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lot/home and common areas, prior to purchase. The Association has regulations regarding renting/leasing of homes/lots. Please familiarize yourself with those regulations.

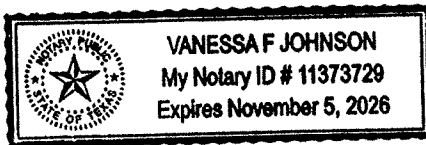
IN WITNESS WHEREOF, this Management Certificate is hereby executed by its duly authorized officer of the Association on the 26th day of JUNE, 2023.

**WILDWOOD ACRES PROPERTY
OWNERS ASSOCIATION**

By:

Peggy D Tyler
President

STATE OF TEXAS §
§
COUNTY OF HENDERSON §



This instrument was acknowledged before me on this 26 day of June, 2023, by Peggy D Tyler the President of Wildwood Acres Property Owners Association, a Texas property owners association, on behalf of said Texas property owners association.

Vanessa F Johnson
Notary Public in and for the State of Texas

Exhibit "A"

1. Wildwood Acres Restrictive Covenants - Amended and Restated April 1, 2019, filed of record at Instrument No. 201900014071, of the Official Public Records of Henderson County, Texas.
2. Wildwood Acres Property Owners Association, Inc. - Payment Plan Policy, recorded on July 15, 2015, as Instrument No. 2015-00009620 of the Official Public Records of Henderson County, Texas.